PP APPROVAL RECORD

Planning Permission

Survey 871/9 and 1 more

Vellanaipatti, VELLANAIPATTI VILLAGE ANNUR taluk

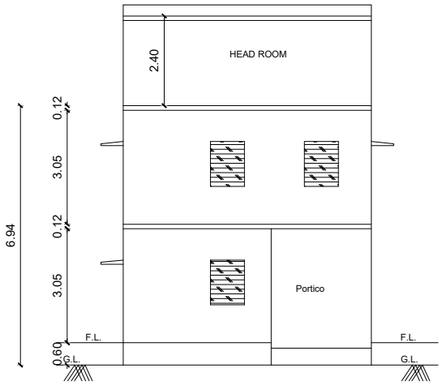
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

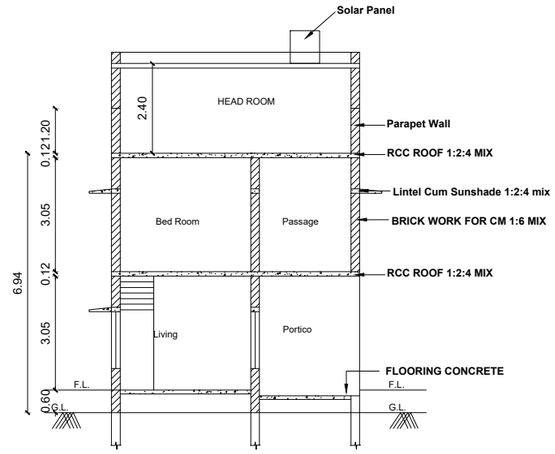
ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

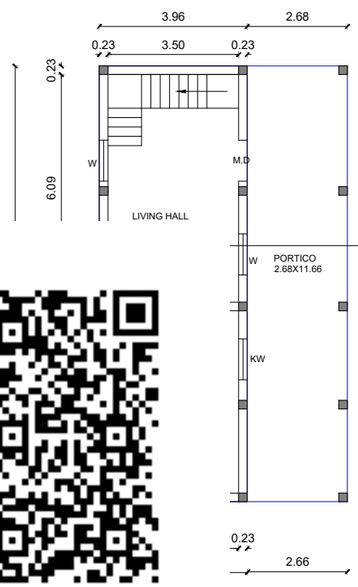
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



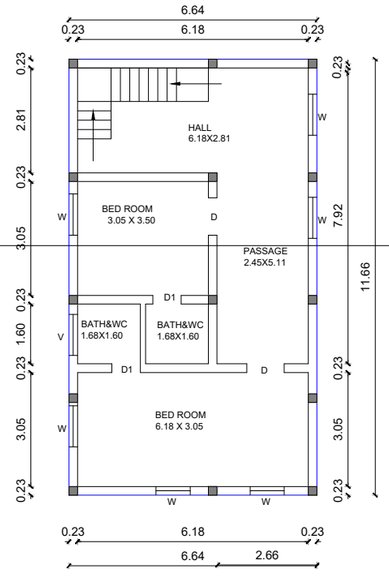
ELEVATION



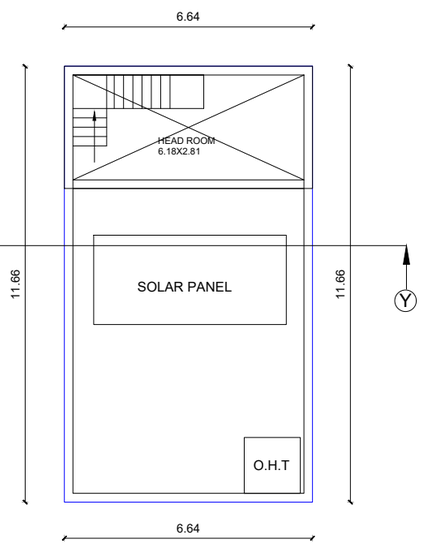
SECTION - YY



OOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

FLOOR PLAN | SHEET 01/02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL GROUND AND FIRST FLOOR BUILDING IN OLD S.F.NO:51, NEW S.F.NO: 871/9 , PATTA NO:675, VELLANAIPATTY VILLAGE, ANNUR TALUK ,COIMBATORE DISTRICT .

APPLICANT NAME:

Mrs.LAKSHMI w/o, GANAPATHIAPPAN
Mr. MANICKARAJ S/o, GANAPATHIAPPAN
Mr.SURESH S/o, GANAPATHIAPPAN

AREA STATEMENT

PLOT AREA (AS PER PATTA) = 400.00 SQ.M (OR) 4305.60 Sqft
PLOT AREA (AS PER DOCUMENT) = 361.00 SQ.M (OR) 3888.00 Sqft
PLOT AREA (AS PER SITE) = 397.96 SQ.M (OR) 4283.64 Sqft

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	BUILT UP AREA SQ.M	BUILT UP AREA SQ.FT
GROUND FLOOR	77.42	31.25	77.42	833.35
FIRST FLOOR	77.42	---	77.42	833.35
HEAD ROOM AREA	-	21.71	21.71	233.69
TOTAL	123.59	52.96	176.55	1900.39

$$F.S.I = \frac{F.S.I\ AREA}{PLOT\ AREA} = \frac{123.59}{361.00} = 0.342$$

F.S.I ACHIEVED = 0.342

PLOT COVERAGE = 21.51 %

N

SCALE - 1 : 100 | ALL DIMENSIONS ARE IN METER

SPECIFICATION:

SAND FILLING 15cm Tk. IN FOUNDATION, BASEMENT
P.C.C 1:4:8 WITH 40mm HBS FOR FOUNDATION
P.C.C 1:5:10 WITH 40mm FOR FLOORING 100mm TK.
RCC M25 WITH 20mm HBS FOR ROOF, COLUMNS,
Tee/Ell BEAMS AND OTHER RCC WORKS
BRICKWORK IN CM 1:6 WITH STOCK BRICKS.
PLASTERING WALL WITH CM 1:5, 12mm THICK.
WEATHERING COURSE 75mm TK AND ONE
COURSE OF PRESSED TILES IN CM 1:3
FLOOR FINISHING WITH ATHANGUDI TILES.

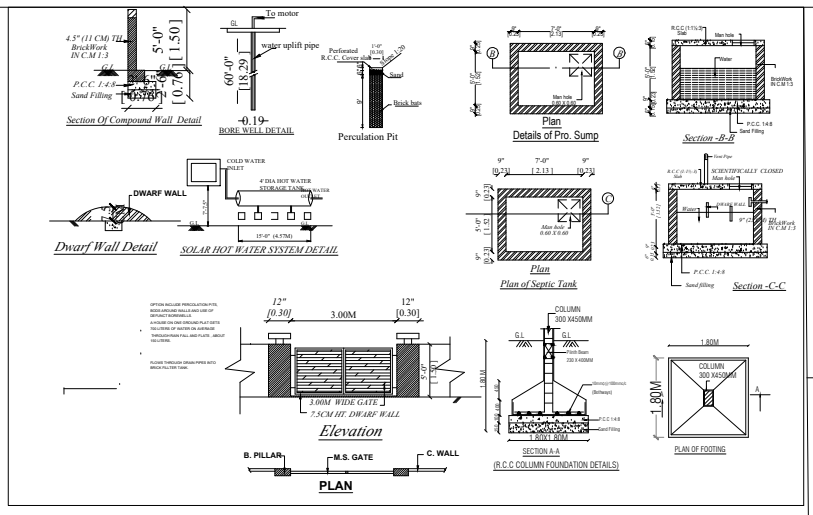
JOINERY DETAIL

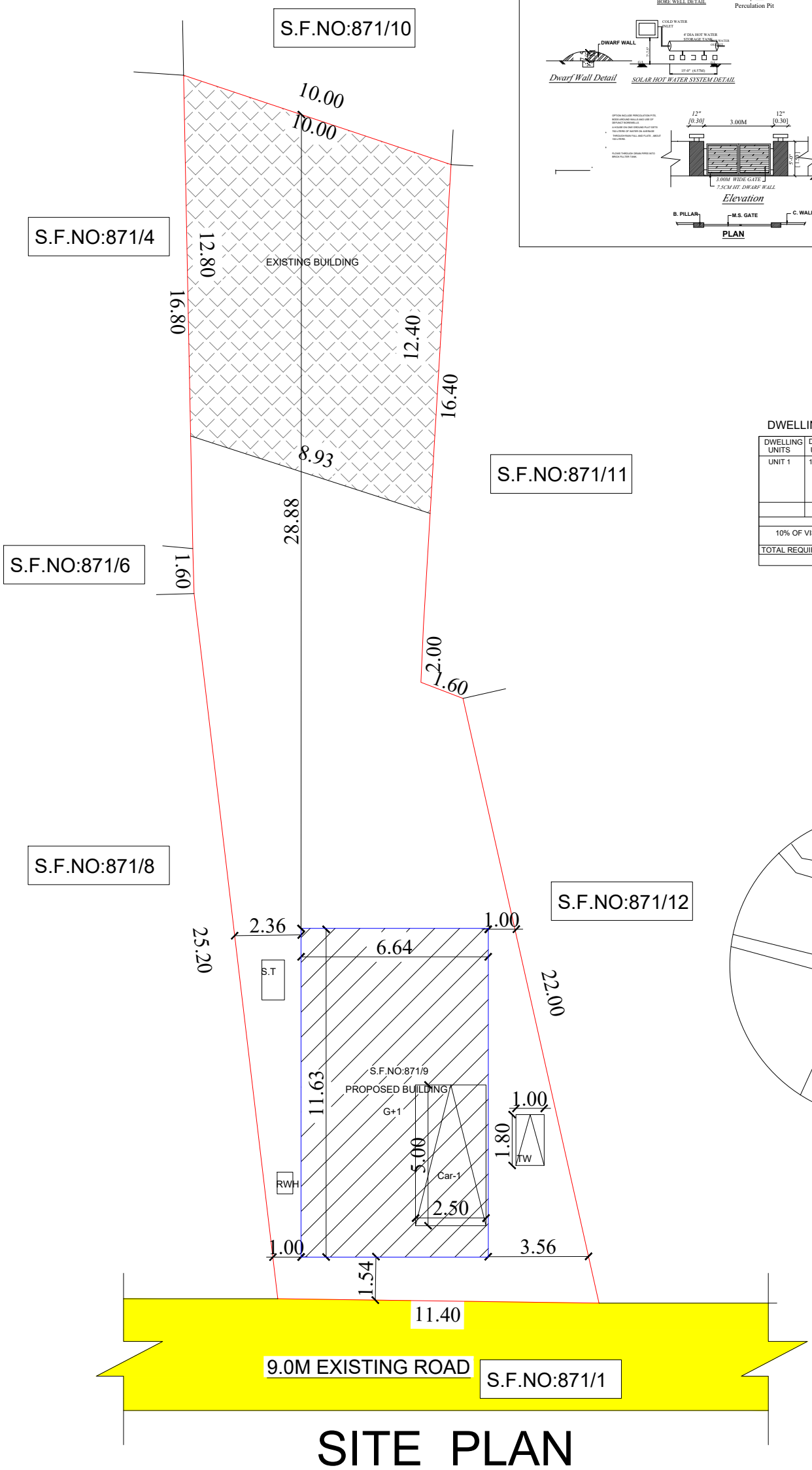
	MAINDOOR	1.2 X 2.1	4'0" X 7'0"
	DOOR	0.9 X 2.1	3'0" X 7'0"
	DOOR 1	0.75 X 2.1	2'6" X 7'0"
	OPENING	0.9 X 2.1	3'0" X 7'0"
	WINDOW	1.2 X 1.35	4'0" X 4'6"
	WINDOW 2	1.75 X 1.35	5'6" X 4'6"
	WINDOW 3	0.46 X 1.35	1'6" X 4'6"
	KITCHEN WINDOW	1.2 X 1.05	4'0" X 3'3"
	VENTILATOR	0.6 X 0.6	2'0" X 2'0"

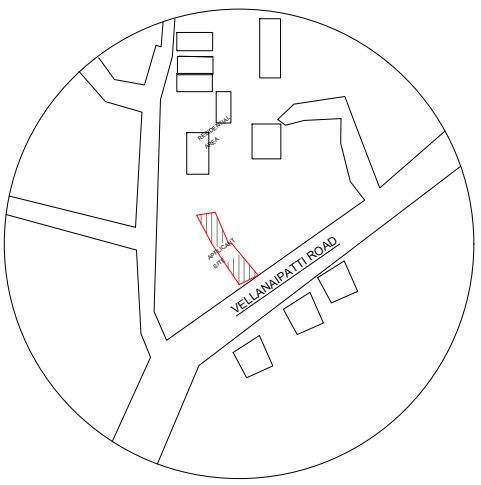
APPLICANT SIGNATURE:

M.GOMATHI B.E.(Civil)
Registered Engineer Grade-II
CDTCP - RE - GR-II /02/2025
50, Nanjappa Chettiyar Street, Ondipudur,
Coimbatore South, Coimbatore - 641 016

REGISTERED ENGINEER SIGNATURE







SITE PLAN | SHEET 01/02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL GROUND AND FIRST FLOOR BUILDING IN OLD S.F.NO:51, NEW S.F.NO: 871/9 , PATTA NO:675, VELLANAIPATTY VILLAGE, ANNUR TALUK ,COIMBATORE DISTRICT .

APPLICANT NAME:

Mrs.LAKSHMI w/o, GANAPATHIAPPAN

Mr. MANICKARAJ S/o, GANAPATHIAPPAN

Mr.SURESH S/o, GANAPATHIAPPAN

SANITARY REQUIREMENTS

Dwellings with individual conveniences shall have at least the following fitments:

(a) One bath room provided with a tap and a floor trap;

(b) One WC with flushing apparatus with an ablution tap

(c) One tap with a floor trap or a sink in kitchen or wash place.

	BATH	WC	TAP	KITCHEN TAP	KITCHEN SINK
1 DWELLING UNIT	2 NOS	2 NOS	5 NOS	3 NOS	1 NOS

DWELLING UNIT AND PARKING DETAILS:

DWELLING UNITS	DWELLING UNIT AREA	NO OF FLOORS	TWO WHEELER	CAR	PARKING RULE
UNIT 1	123.89 Sq.m	Ground & FIRST		123.59 / 75 =1.65 ~2 NOS	1 car space for every 75 sq.m
	TOTAL			2	10% OF VISITORS PARKING INCLUDED
10% OF VISITORS PARKING				2 X10 % / 100 =0.2 =1	
TOTAL REQUIREMENT				3	
TOTAL NO.OF DWELLING UNIT -1					

AREA STATEMENT

PLOT AREA (AS PER PATTA) = 400.00 SQ.M (OR) 4305.60 Sqft

PLOT AREA (AS PER DOCUMENT) = 361.00 SQ.M (OR) 3888 .00 Sqft

PLOT AREA (AS PER SITE) = 397.96 SQ.M (OR) 4283.64 Sqft

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	BUILT UP AREA SQ.M	BUILT UP AREA SQ.FT
GROUND FLOOR	46.17	31.25	77.42	833.35
FIRST FLOOR	77.42	---	77.42	833.35
HEAD ROOM AREA	-	21.71	21.71	233.69
TOTAL	123.59	52.96	176.55	1900.39

F.S.I = F.S.I AREA / PLOT AREA = 123.59 / 361.00 = 0.342

F.S.I ACHIEVED = 0.342

PLOT COVERAGE = 21.52 %

COLOUR INDEX:

PROPOSED BULDING

EXISTING ROAD

SITE BOUNDARY LINE

N

SCALE - 1 : 100 | ALL DIMENSIONS ARE IN METER

SPECIFICATION:

SAND FILLING 15cm Tk. IN FOUNDATION, BASEMENT
P.C.C 1:4:8 WITH 40mm HBS FOR FOUNDATION
P.C.C 1:5:10 WITH 40mm FOR FLOORING 100mm TK.
RCC M25 WITH 20mm HBS FOR ROOF, COLUMNS,
Tee/EII BEAMS AND OTHER RCC WORKS
BRICKWORK IN CM 1:6 WITH STOCK BRICKS.
PLASTERING WALL WITH CM 1:5, 12mm THICK.
WEATHERING COURSE 75mm TK AND ONE
COURSE OF PRESSED TILES IN CM 1:3
FLOOR FINISHING WITH ATHANGUDI TILES.

APPLICANT SIGNATURE:

M.GOMATHI B.E.(Civil)
Registered Engineer Grade-II
CDTCP - RE - GR-II /02/2025
50, Nanjappa Chettiyar Street, Ondipudur,
Coimbatore South, Coimbatore - 641 016

REGISTERED ENGINEER SIGNATURE

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.